

**MANITOBA
HOMESTEADS
AND
OTHER LANDS
OPEN FOR SETTLEMENT.**



IN THE

DISTRICTS

OF VIRDEN.

**GRISWOLD
OAK LAKE
ROUTLEDGE
HARGRAVE
ELKHORN
DELEAU
FINDLAY
PIPESTONE
ESTON**

PUBLISHED BY
THE VIRDEN
BOARD OF TRADE
VIRDEN, MANITOBA



PROVINCE OF MANITOBA

MANITOBA

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MANITOBA FARM LANDS

OPEN FOR SETTLEMENT

IN THE DISTRICTS OF

Virden

Griswold

Oak Lake

Routledge

Hargrave

Elkhorn

Deleau

Findlay

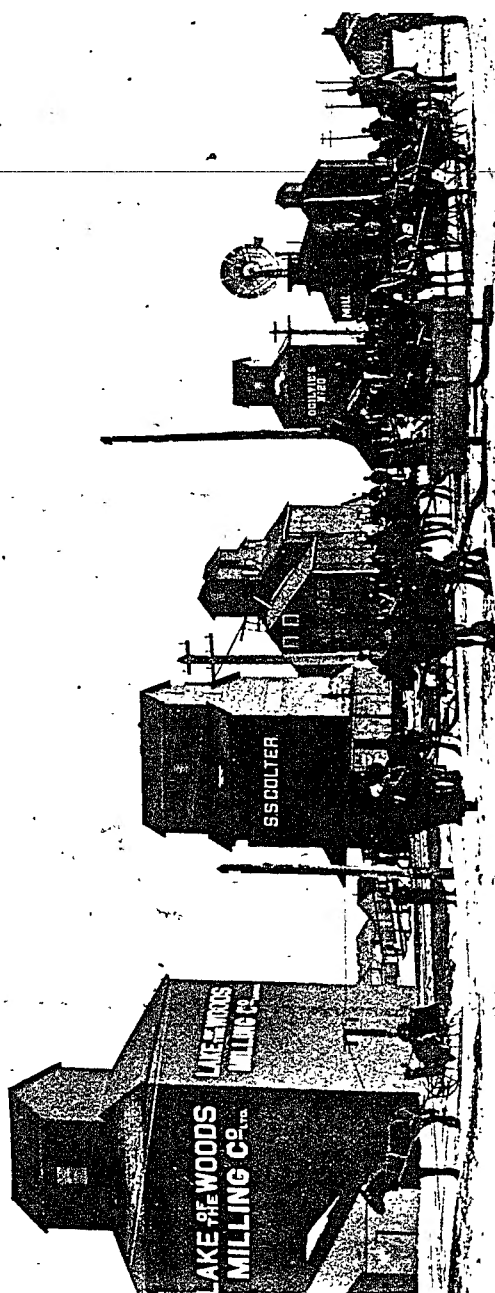
Pipestone

Reston

PUBLISHED BY

THE VIRDEN BOARD OF TRADE

VIRDEN, MANITOBA.



Virden Elevators and Grist Mill.

List of Agencies

Where any Further Information may be Obtained Concerning Lands, etc., in Manitoba and the Northwest Territories of Canada.

The High Commissioner for Canada, Victoria Chambers,
17 Victoria Street, London, S. W., England.

A. F. Jury, Canadian Government Agent, 15 Water Street,
Liverpool, England.

H. M. Murray, Canadian Government Agent, 52 St. Enoch
Square, Glasgow, Scotland.

W. L. Griffith, Canadian Government Agent, Conway, Wales.

Edward O'Kelly, Canadian Government Agent, 12 Clarendon
Street, Londonderry, Ireland.

The Honorable Clifford Sifton, Minister of the Interior,
Ottawa, Canada.

W. F. McCreary, Commissioner of Immigration, Winnipeg,
Manitoba.

The Agent of Dominion Lands, Battleford, Sask.

" " Brandon, Man.

" " Calgary, Alberta.

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WINNIPEG.

The Virden Board of Trade

with a view to bringing to the notice of intending settlers the many advantages of the County of Dennis (of which Virden is the county town) has prepared this pamphlet from the most reliable information at its disposal in the hope that many who are about to visit Manitoba in quest of good farms and comfortable homes may be induced to look over this district before finally deciding upon a location to settle in.

Up to the present time no organized effort has been made to attract settlers to this county, nevertheless, the number of farmers settled therein affords ample testimony that its merits as a farming district are not unknown to the outside world, while the figures given below showing the quantity of grain and number of live stock annually exported prove the success of their efforts in the last few years.

WHEAT SHIPMENTS FROM COUNTY OF DENNIS.

1890	.....	842,850 bushels.
1891	.....	1,078,050 "
1892	.....	691,220 "
1893	.....	502,508 "
(This was only to Feb. 28.)		
1894	.....	1,200,000 "
1895	.....	1,811,000 "
1896	.....	1,500,000 "
1897	.....	1,399,000 "

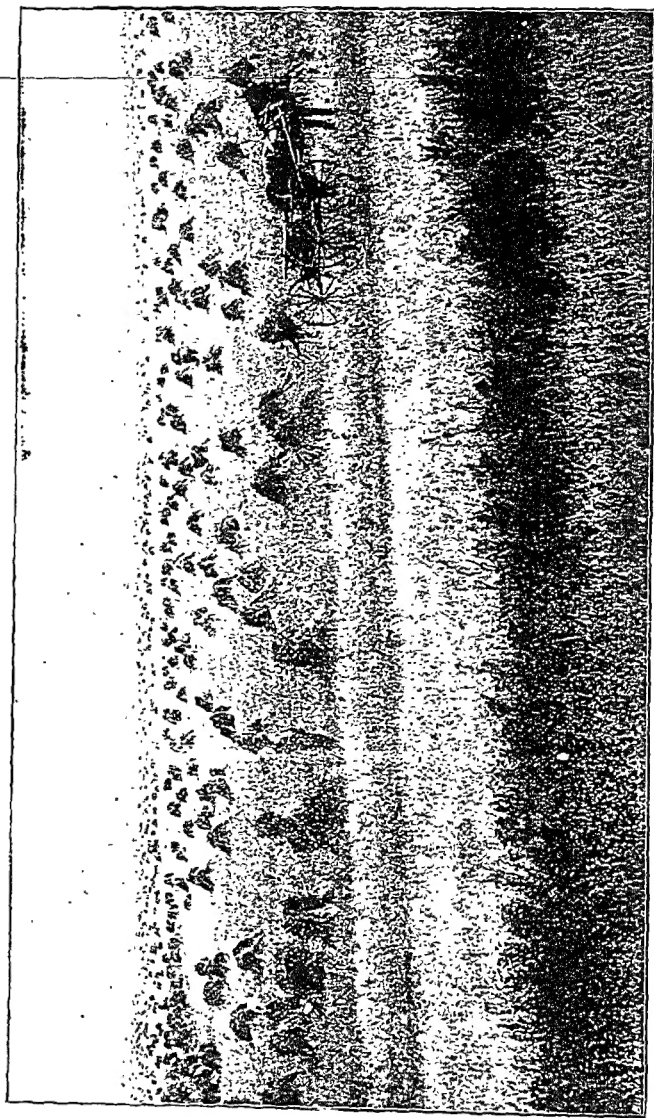
WHEAT SHIPMENTS FROM VIRDEN.

1896	.....	305,000 bushels.
1897	.....	307,000 "

The above figures will be better appreciated when it is stated that there are about 1,600 farmers in the district who raise wheat.

Cattle, sheep and hogs shipped, 1897, from the county, 227 cars. Cattle, sheep and hogs shipped from Virden alone in 1897, 94 cars; 1896, 85 cars; 1895, 69 cars; 1894, 65 cars.

Average rate of taxation:—Wallace, \$5.10 per 160 acres; Pipestone, \$5.18 per 160 acres; Woodworth, $3\frac{3}{4}$ mills on dollar. These do not include special school tax.



Hollamy's Farm, Two Miles South of Vir'cen

The County of Dennis has an area of 967,680 acres and is divided into the rural municipalities of Wallace, Woodworth, Pipestone and Sifton. Settlement commenced in 1881 with the advent of the Canadian Pacific Railway, and the population both in the rural districts and the towns has steadily increased ever since.

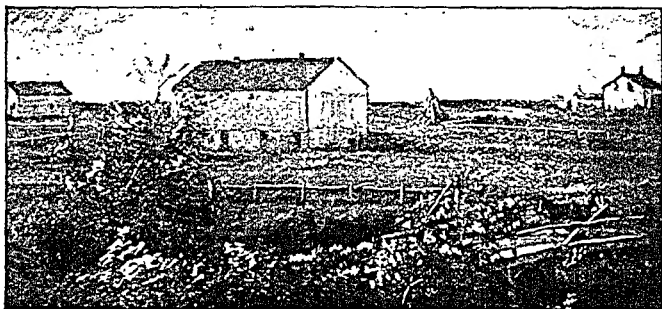
In the early days of settlement wheat growing was the principal industry, but in the last few years many of the farmers have gone into stock raising as well. This has proved a great advantage to the farmers, as, besides materially increasing their profits it has utilized immense quantities of fodder which would have otherwise gone to waste, it having been the practice in the early years to burn all surplus straw and no attention being paid to manuring. Now all this has been changed and practical farming is carried on generally throughout this district.

About the first thing a prospective settler asks, or should ask, is: What are the market and railway facilities? A glance at the accompanying map will show that in the above respects the county of Dennis is favorably situated. We mention this at the outset as it is a fact well worth consideration.

At the International Millers' Exhibition held in the Royal Agricultural Hall, London, England, in 1882, the above gold medal was won by Manitoba Red Fife Wheat.



This wheat was grown on the Laggan Farm, seven miles southwest of Virden.

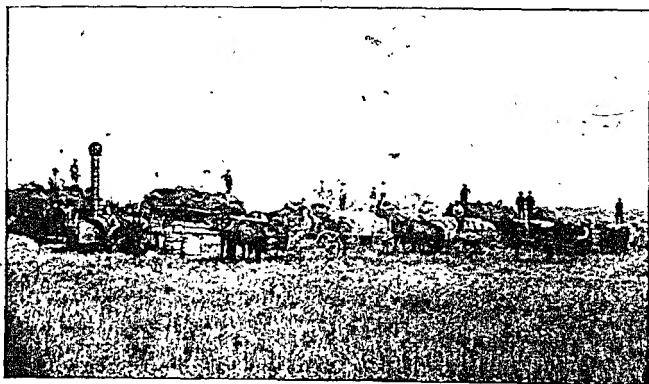


Laggan Farm.

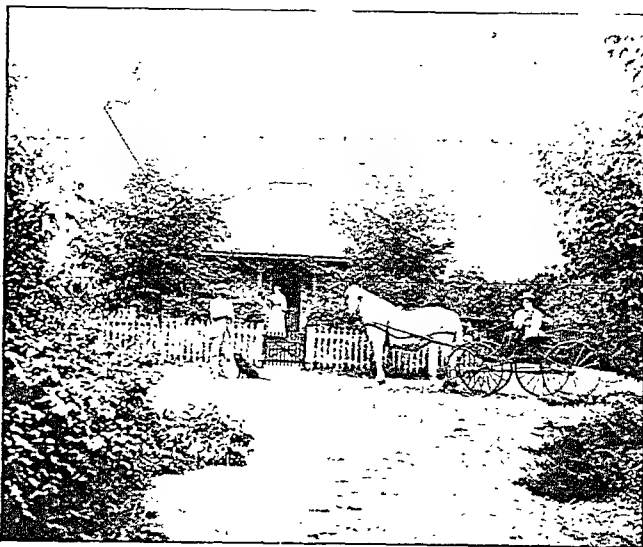
Position and Features

Dennis County is situated on the western boundary of the province of Manitoba and comprises townships 7 to 12, ranges 23 to 29, west of the principal meridian inclusive, or 42 miles long and 36 miles wide, containing an area of 1512 square miles, 180 miles west of Winnipeg, and as might be expected contains a great diversity of soils, etc. The Assiniboine River runs through the north eastern part of the county while the Pipestone Creek traverses the southern part emptying itself into Oak Lake a large sheet of water several miles in extent and situate about 14 miles south east of Virden. There are also a number of smaller creeks that play an important part in carrying off the spring freshets and they help the farmer to get on his land earlier than he otherwise would do. The land, as might be expected in so large a district varies in quality but the most of it is good clay loam on clay subsoil. There are also large stretches of hay lands in some parts where permits for cutting may be obtained.

The fuel question is not the bugbear it was a few years ago. Most farmers prefer to buy cordwood at \$3 per cord, or they can buy it from owners of wood lots at 75c to \$1.00 per load and cut and draw it themselves. Native coal is \$4 per ton. In some places a number of farmers club together and buy a carload, ten or twenty tons, and by unloading it themselves it costs about \$3.50 to \$3.75. Stove grates are made especially for the purpose of burning this lignite coal which from year to year is improving in quality as a greater depth is obtained at the mines.



Threshing Scene in Dennis



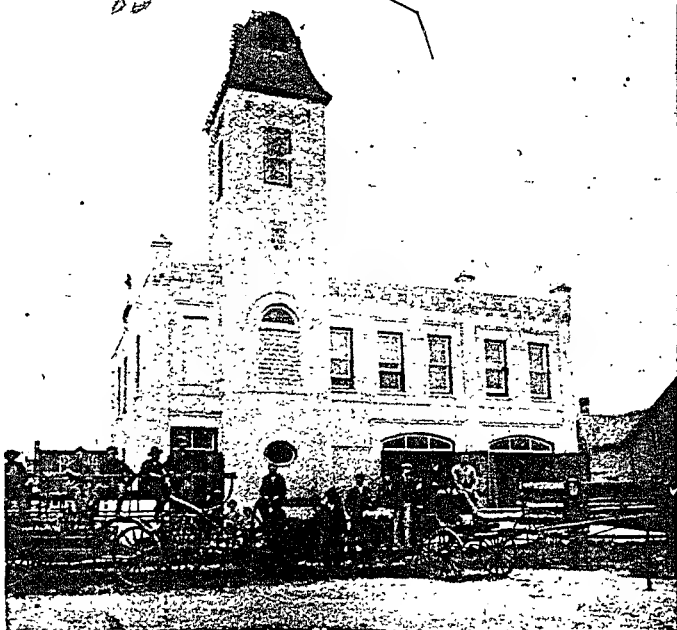
"The Maples," Three Miles South of Virden. Capt. E. A. C. Hosmer.

Railways

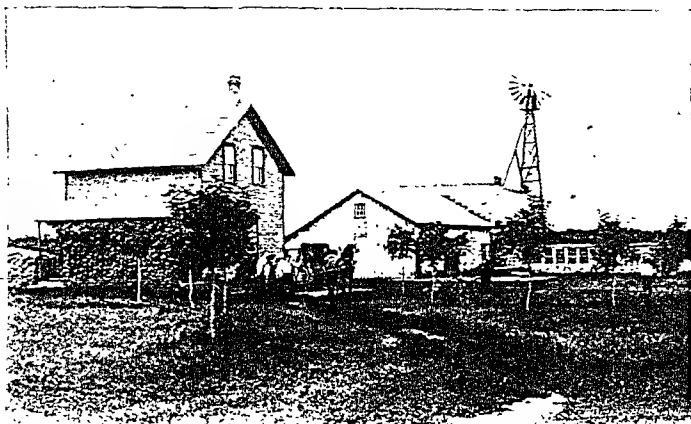
The Canadian Pacific Railway (main line) runs from east to west of the county. The Pipestone branch of the C.P.R. starts from Kemnay terminating at present in Reston. When completed this branch will traverse the whole southern part of the county and tap the large forest reserves of the Moose Mountain district and also bring it within a few miles of the Souris coal fields. The north-east portion has facilities through the North-West Central Railway, a short line running from Chater in a north-westerly direction. It will thus be seen that the settlers of to-day have considerable advantages in this respect over those who came in the early days, but as a matter of fact the present settler has scarcely any of the difficulties or hardships encountered by the pioneers. Of course there are always the difficulties and inconveniences incident to starting afresh amid new surroundings. One thing is certain that in a few years, free grant land or farms at low prices and easy terms will be a thing of the past, in any part of the western country, particularly if the present advantageous offer of the Dominion government to grant free homesteads of 160 acres to each person over the age of 18 is long continued, and it will soon be an open question as to whether it is not better for those who can afford it to buy a quarter or half section nearer town and thus naturally in a better location.

Municipal Government

For the purpose of government the county is divided into municipalities, each having a Reeve and Council who manage things pretty economically. The average taxes on a quarter section of land being about \$5. Farmers from the United States might hardly credit this, but nevertheless it is a fact. They will also be surprised to learn that improvements such as buildings, etc., on farm lands are not taxed, nor are there any taxes levied on personal effects. Horses, cattle and other animals as well as all machinery and agricultural implements are also exempt from taxation. The men who are elected Councillors are farmers, so that the men who rule are the tax payers themselves. The public school system of Manitoba is the admiration of all who have given the question of education any study: it provides a good education for all who wish to acquire it. The system briefly is this: schools are free (a great consideration in a new country), each school has a district allotted to it and each landowner whether resident or not pays his general and special school tax which is supplemented by a liberal grant from the provincial government.



Municipal Buildings at Virden



"Hensal Farm" (J. Elder's) Seven Miles North of Virden

Lands and Prices

The land in the country is mostly rolling prairie of all qualities. There is nearly always some wild hay that can be cut on each farm and there are stretches of marsh-upon which settlers can get permits from the government to cut hay. In some parts there are surface stones on the land, and these are most useful, as the number of stone dwelling houses, barns and other buildings plainly show.

A few years ago much of the land was a long way from markets, etc., now, this is not the case, every section as will be seen from the accompanying map, is within convenient distance of a market, for while there are points where there is not much more than the post office, store and blacksmith's shop there is nevertheless an elevator. The diversified character of the farming is very marked though almost all farmers now follow more or less what is called mixed farming, and Dennis County is able to furnish land for such a system of agriculture. There are a number of homesteads open for settlement in the county and Railway and Canada N. W. Co. lands can be bought for \$3.00 per acre. Improved farms can be secured from \$5.00 per acre and upwards.



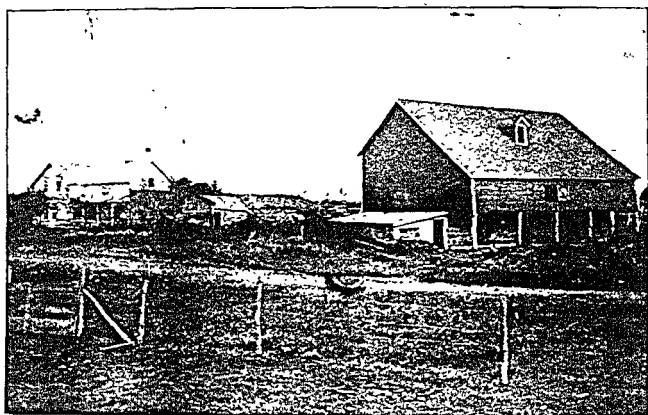
Fruits

Small fruit such as currants, gooseberries, raspberries and strawberries do well in Manitoba and the West, as a visit to the Virden Nursery will prove.

Markets

The country is well supplied with markets, upwards of 30 elevators being found throughout the county, agricultural societies, farmers' institutes, fraternal societies of almost every name are in evidence at all points.

The Dennis Agricultural Society No. 1 has for a number of years past taken 1st prize or the best interprovincial exhibit of grains, grasses, roots, etc., at the Winnipeg Industrial Exhibition, and on the occasion of the first Northwest Territories Exhibition, held at Regina, Dennis again took first prize, there being several competitors. It must not be inferred from this that Dennis is in any way superior to Manitoba in general, but simply shows that when good careful thrifty farmers take hold of the land they can here as elsewhere produce the best of grain, grasses and roots.



Cook's Farm, Five Miles South of Virden

Roads

There is a thorough system of good roads throughout the county, grading having been done wherever necessary. The Assiniboine River and Pipestone and other creeks are bridged at convenient distances. It can be safely stated that no county in Manitoba has better roads and bridges than Dennis.

Trees

When prairie fires are kept down large numbers of poplar bluffs spring up and when once the fires are wholly controlled the country will be covered with bluffs. Trees (young ones) can be got from our nurseries so cheap that (after a man has the land properly prepared) there is no reason why each farm should not have a nice shelter at least round its buildings.

FROM A SETTLER

IN THIS

DISTRICT

Name Charles Stewart Address Reston Man
 Section 3 Township 7 Range 27

Nationality Scotch Canadian

Name the several nationalities in your township?

What is the predominating nationality?

When did you settle in your present location?

Have you been successful?

Would you object to stating what capital or outfit you started with? \$1,000 in cash
one care of Settlers Effort in which there was
four horses

How much land have you under cultivation in —

Wheat 120

Oats 30

Barley —

Other Grain —

Horses 4

Cattle 14

Swine 6

Sheep —

Poultry 60

Value of—

House \$600

Stable 200 line

Implements 200

Would you recommend your friends to come to this country?

If so, what time of year?

What articles should they bring with them?

And what leave behind?

What class of farming is the most successful in your district?

What is the average price for an improved farm?

What is the average price for wild land?

What is the usual time for commencing farming operations in the Spring?

and for the last

FROM A SETTLER

IN THIS

DISTRICT

Name Robt. Bulloch Address Kelowna Manitoba
 Section 27 Township 7 Range 27

Nationality Scotch Canadian

Name the several nationalities in your township? Scotch, Irish, English.

What is the predominating nationality? Scotch

When did you settle in your present location? 1885

Have you been successful? able to pay 100¢ on the \$

Would you object to stating what capital or outfit you started with?

One team horses, one yoke oxen and seven cows.
\$200

How much land have you under cultivation in -	Number of -	Value of -
Wheat <u>225 acres</u>	Horses <u>11 & 3 colts</u>	House <u>\$1,000.</u>
Oats <u>20 "</u>	Cattle <u>20 and 7 calves</u>	Stable <u>\$300.</u>
Barley <u>12 "</u>	Swine <u>2.</u>	Implements <u>\$500.</u>
Other Grain <u>Rye & "</u>	Sheep	
	Poultry <u>50 hens.</u>	

Would you recommend your friends to come to this country? yes! if they have means to start with.
 If so, what time of year? Spring.

What articles should they bring with them? Cash, because there is no freight on it.

And what leave behind?

What class of farming is the most successful in your district? Mixed Farming.

What is the average price for an improved farm? about \$5 an acre

What is the average price for wild land? about \$3 per acre

What is the usual time for commencing farming operations in the Spring? from the 1st of April to the 20th

FROM A SETTLER

IN THIS

DISTRICT

Name William Busby Address Reston Man
 Section 22 Township 7 Range 27 west 1st M

Nationality Irish
 Name the several nationalities in your township? Scotch English Canadian
a few French
 What is the predominating nationality? Scotch Canadians
 When did you settle in your present location? in June 1888
 Have you been successful? Yes
 Would you object to state, what capital or outfit you started with? one yolk team
one span Ponies and 35 head of Cattle
I moved from north of Wolsley and lived there 8 years
left on second growth

How much land have you under cultivation in -	Number of—	Value of—
160 acres	320	2,000 Dollars
Wheat 1160 bu	Horses 5	House <u>yes</u>
Oats 500	Cattle 23	Stable <u>good frame</u>
Barley 160	Swine 2	Implements <u>Binder</u>
Other Grain 65	Sheep	<u>Mower Rake Wagon</u>
<u>Yes</u>	Poultry 30	<u>slush cutter brush board</u>
		<u>Ploughs Harrows</u>

Would you recommend your friends to come to this country? yes
 If so, what time of year? Spring
 What articles should they bring with them? off from out. bring
Horses and Household goods enough to fill
a car
 And what leave behind?

What class of farming is the most successful in your district? Wheat and other
grain a fair amount of cattle
 What is the average price for an improved farm? 8 Dollar per acre
 What is the average price for wild land? 4 or 5 miles from Reston 3 Dollars
per acre
 What is the usual time for commencing farming operations in the Spring? 1st April

FROM A SETTLER

IN THIS

DISTRICT

Name Joseph William Evans Address Reston Manitoba
East half Section 12 Township 8 Range 27

Nationality Canadian

Name the several nationalities in your township?

Canadian Scotch & Irish

What is the predominating nationality?

Canadian

When did you settle in your present location?

1882

Have you been successful?

Yes
 Would you object to stating what capital or outfit you started with? I started farming for me the Spring of 1884 and all I had was a yoke of oxen a plough and half interest in a waggon and I was one hundred and twenty five dollars in debt and no house

How much land have you under cultivation in--

Wheat 100 acres
 Oats 35
 Barley —
 Other Grain —

Number of--

Horses five
 Cattle sixteen
 Swine Three
 Sheep —
 Poultry fifty

Value of--

House \$250
 Stable \$200
 Implements \$400
half interest in thrashing Machine \$6000

Would you recommend your friends to come to this country?

If so, what time of year?

What articles should they bring with them?

And what leave behind?

What class of farming is the most successful in your district?

mixed farming but mostly wheat
 What is the average price for an improved farm? There is hardly any sale for improved farms owing to so much land being held by the C.P.R.
 What is the average price for wild land? From three to five dollars

What is the usual time for commencing farming operations in the Spring?

Middle of April
I do not owe one dollar to day with the exception of about three hundred dollars on one quarter and I have eight hundred bushels of wheat in the granary which would more than pay that but intend to build a new house next summer with that

Ranching & Dairying

Have been carried on with profit in the county. There are lands southwest of Oak Lake and in the Deleau district well adapted for ranching, hay lands being plentiful, and a number of farmers are now engaged in the business.

Dairying and cheese making can be engaged in in any part of the county, and those who have given their attention to this business have been very successful. The demand for good butter and cheese at remunerative prices is practically unlimited.

Poultry Raising

Is a paying business and at present the supply of good poultry is not equal to the demand. Even should the supply be largely increased the surplus can be shipped to the large cities of the province and British Columbia. The poultry men of Virden have in the past few years carried off a large number of first prizes for pure bred varieties at the principal exhibitions held at Winnipeg, Brandon and other places.

Employment

Farmers with small capital who settle in the county and desire, with a view to adding to their means, to find employment for either themselves or their sons and daughters, will have no difficulty in securing good wages on some of the large farms near Virden, Oak Lake, Griswold, Pipestone and Reston.

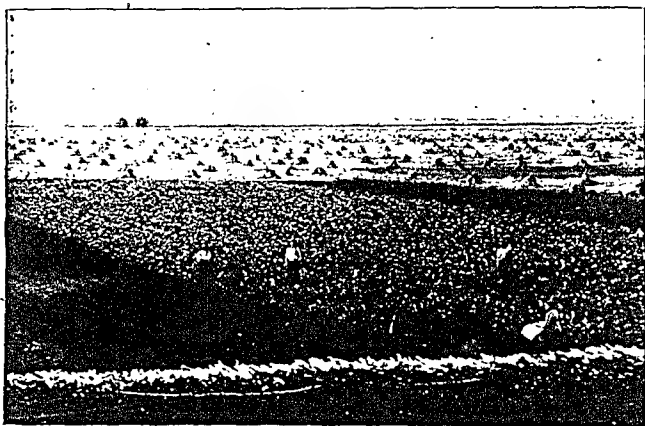
This is an advantage not to be secured by new settlers coming into a locality where the farmers, being recent arrivals require no outside assistance.

31	32	33	34	35	36
20	29	28	27	26	25
19	20	21	22	23	24
18	17	16	15	14	13
7	8	9	10	11	12
6	5	4	3	2	1

Township Diagram.

Noxious Weeds

The attention of intending settlers is drawn to the fact that the County of Dennis is practically free from noxious weeds of any kind. It is notorious that a great many of what were once the best settled portions of the western states are now infested by such pests as wild mustard, Russian thistle, stink or French weed, etc., so that the labor of eradicating these weeds has become so formidable that some have abandoned their land, preferring to start again on the virgin prairie rather than undertake so hopeless a task. The municipalities in Manitoba have weed inspectors appointed in each district, whose duty it is to see that no noxious weeds are permitted to grow, and so faithfully has this task been carried out here with the co-operation of the settlers whose interest it is to see the law strictly carried out that we are practically free from dangerous weeds.



Wheat Fields Southwest of Virden.

Game and Wild Fowl

Prairie chickens are found in large numbers throughout the county. Besides affording good sport they are a valuable addition to the settler's larder. Wild geese and ducks in thousands frequent Oak Lake and other lakes both in the spring and fall and afford excellent shooting on their way to and from the stubble fields. The Virden, Oak Lake, Griswold and Pipestone districts are now so famous for goose shooting that they are annually visited by large numbers of sportsmen from a distance.



Jubilee Procession at Virden, June 22nd, 1897.

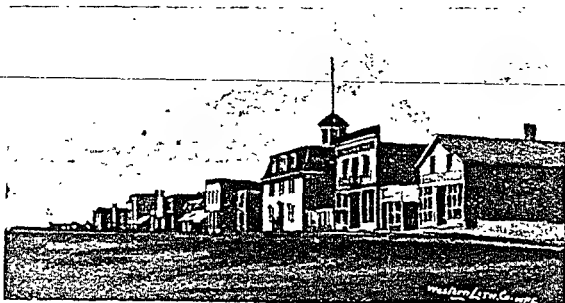
Virden is located on the main line of the Canadian Pacific Railway, 180 miles west of Winnipeg.

The town is incorporated and has a population of 1200. As a market town it has no superior in the province, there being six grain elevators, and a good grist mill, which insure an active demand for all kinds of farm produce at current prices. Some of the best known cattle dealers in the province are located here.

The town is well supplied with all kinds of business establishments, there being six general stores, three hardware stores, two lumber yards, three implement warehouses, two drug stores, two milliners, two harness makers, two bakers, three tailors, two flour and feed stores, two jewellers, three butcher shops, two furniture stores, three blacksmith shops, one engine and machinist shop, two wagon makers, ample hotel and stable accommodation, etc., a branch of the Union Bank of Canada, customs and inland revenue offices.

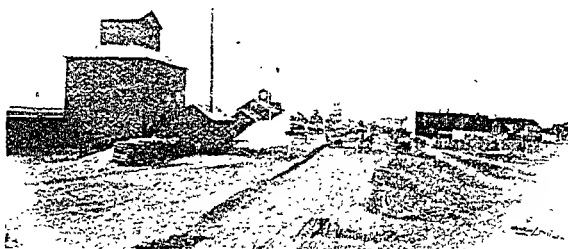
Not the least important feature of the town is its Board of Trade, which was incorporated in 1889, and has been an important factor in the town's progress.

Griswold is on the eastern boundary of the county, on the main line of the C.P.R. It is a prosperous village well supplied with elevators, stores, etc., and has a good reputation as a market town.



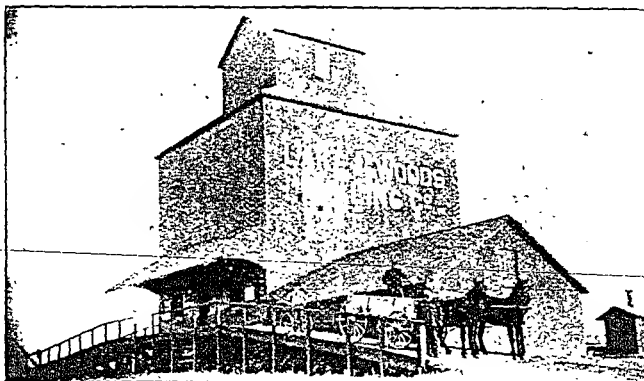
Oak Lake, Front Street.

Oak Lake is also on the main line of the C.P.R. an enterprising town with one of the finest grist mills in the province. It has also good elevator accommodations as well as general and other stores, implement warehouses, etc. There is also ample school and church accommodation.



Elkhorn Grain Market

Elkhorn is the most westerly village in Dennis on the main line 18 miles west of Virden, it has also a good grist mill, elevator accommodation, etc. The general hardware, drug store and hotel accommodation is also first class. There is a fine public school here. The Weshakada Indian homes are located here. The Dominion government is erecting a \$40,000 building which will be completed this season for the accommodation of the students.

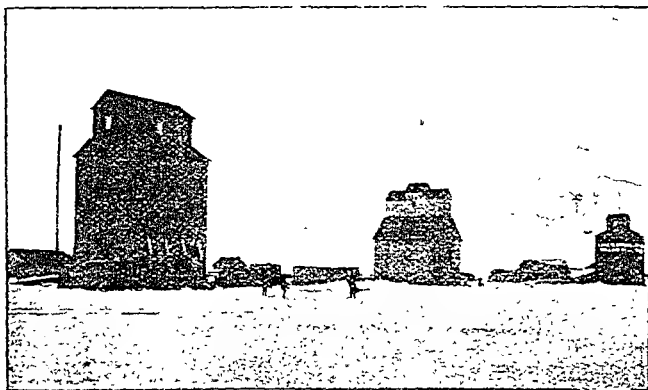


One of the Elevators at Griswold.

Pipestone is on the Pipestone branch of the C.P.R. and contains 2 elevators, 2 general stores, lumber yard, hardware store, implement warehouses, etc.

Reston, 6 miles further west, the present terminus of this line contains 3 elevators, general stores, implement warehouses, etc. Both towns are close to the famous Pipestone Valley, besides the above towns there are also shipping points at Findlay and Deleau on this line with elevator accommodation.

It may be stated generally that in all the towns goods can be procured suitable to the requirements of the country at prices little if anything in advance of those prevailing in Eastern Canada.



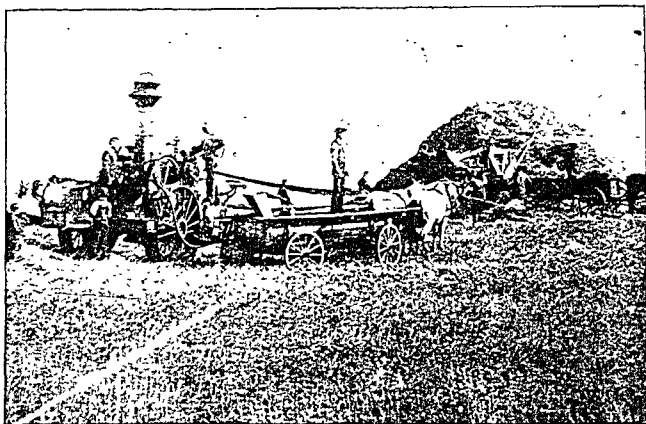
Reston



Brady and Sparrow Farms, Seven Miles Southwest of Virden.



Hargrave is situated on the main line, 7 miles west from Virden. It has 2 elevators, 2 stores and blacksmith's shop, etc., and is a good shipping point.



Threshing on the Healey Farm, Nine Miles Southwest of Virden.

Cheap Railroad Rates for Intending Settlers

An intending settler from the United States wishing to take up farm land in Manitoba or the Canadian Northwest Territories in order to secure the lowest transportation rates, should obtain a certificate from a Canadian Northwest Land Settlement Agent, purchase a ticket to connecting point on the Canadian Pacific Railway, and on arrival there present his certificate, in exchange for which he will receive for himself and any member of his family accompanying him as enumerated on certificate, a ticket to his destination in the Canadian Northwest at a very low rate, which may be learned from the agent before starting. Should the settler after acquiring land desire to return to his family he will be accorded a similar rate returning.

Information as to special reduced rates on settlers' effects in carloads or less than carloads will be given on application to the Settlement Agent, or any agent of the Canadian Pacific Railway Company.

Settlers' Effects== Duty Free

Item No. 700 of the Canadian Customs Tariff making Settlers' effects free: "Wearing apparel, household furniture, professional books, implements and tools of trade, occupation or employment, which the settler has had in actual use for at least six months before removal to Canada, musical

instruments, domestic sewing machines, live stock, carts and other vehicles, and agricultural instruments, in use by the settler for at least one year before his removal to Canada, not to include machinery or articles imported for use in any manufacturing establishment or for sale; provided that any dutiable article entered as settlers' effects may not be so entered unless brought with the settler on his first arrival, and shall not be sold or otherwise disposed of without payment of duty, until after two years of actual use in Canada; provided also that under regulations made by the Minister of Customs, live stock when imported into Manitoba or the Northwest Territories by intending settlers, shall be free, until otherwise ordered by the Governor-in-Council."

Homestead Regulations

All even numbered sections of Dominion lands in Manitoba or the Northwest Territories, excepting 8 and 26, which have not been homesteaded but reserved to provide wood lots for settlers or for other purposes, may be homesteaded by any person who is the sole head of a family, or any male over eighteen years of age, to the extent of one quarter section of 160 acres more or less.

Entry

Entry may be made personally at the local land office for the district in which the land to be taken is situate, or if the homesteader desires, he may, on application to the Minister of the Interior, Ottawa, or the Commissioner of Immigration, Winnipeg, receive authority for some one to make the entry for him. A fee of \$10 is charged for an ordinary homestead entry, but for lands which have been occupied, an additional fee of \$5 or \$10 is chargeable to meet cancellation or inspection and cancellation expenses.

Homestead Duties

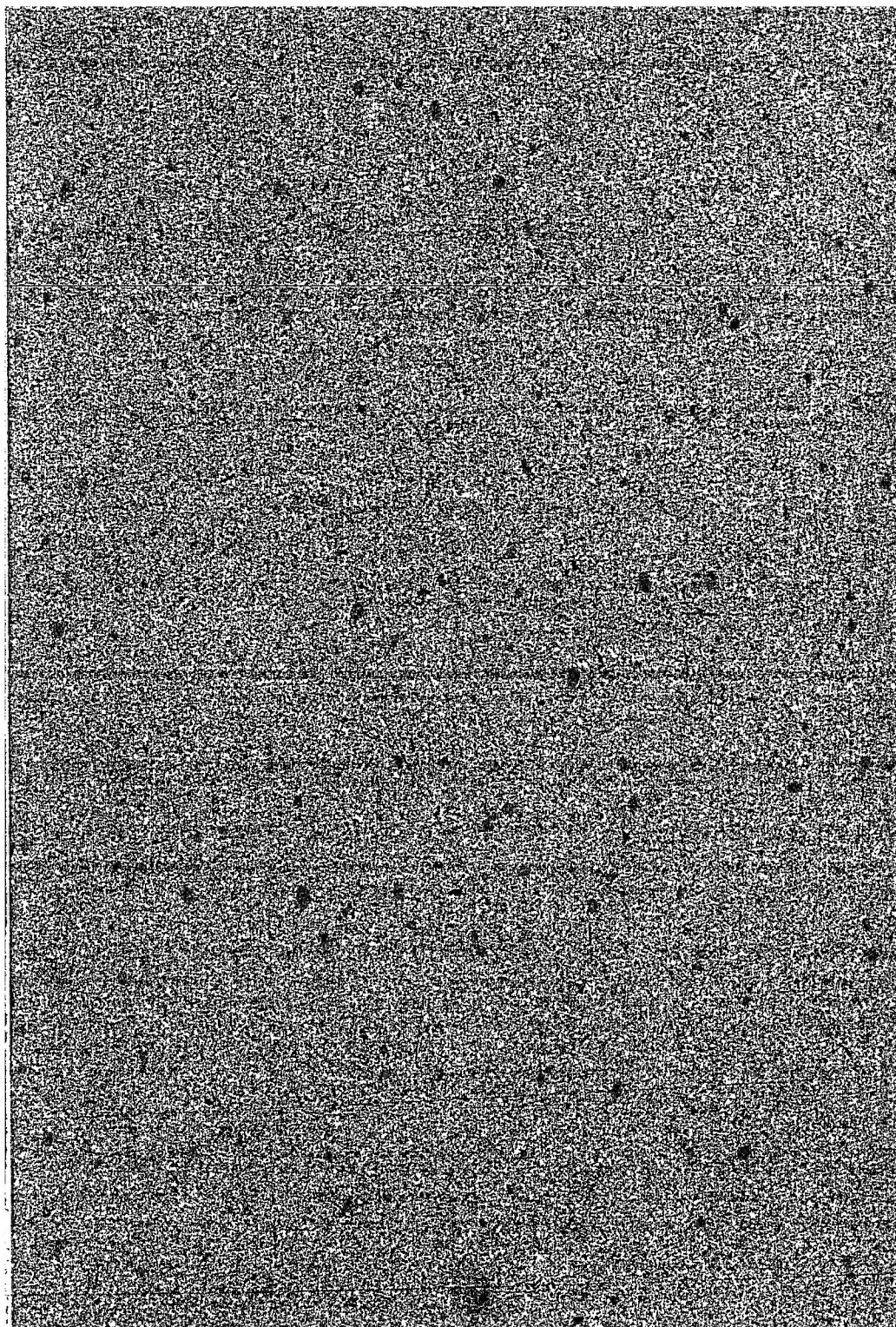
Under the present law homestead duties must be performed in the following way, namely, by three years' residence and cultivation, during which time the settler may not be absent without permission from the Minister of the Interior, more than six months in any one year without forfeiting the entry.

Application for Patent

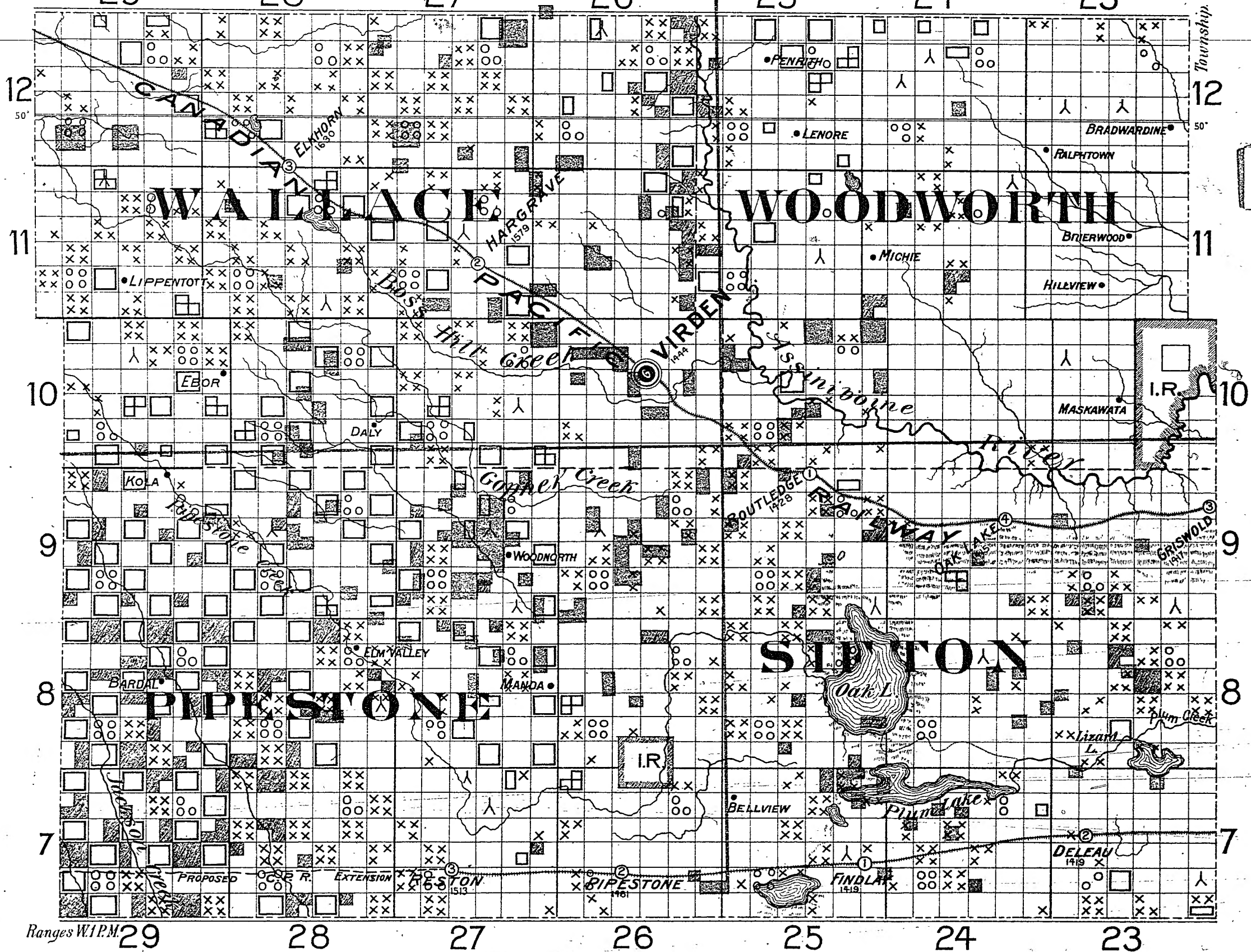
Should be made at the end of three years before the local agent or the homestead inspector. Before making application for patent the settler must give six months' notice in writing to the Commissioner of the Dominion Lands at Ottawa of his intention to do so. When for convenience of the settler application for the patent is made before a homestead inspector a fee of \$5 is chargeable.

Cattle Quarantine

Neat cattle were formerly detained 90 days at the border in quarantine, but this has been abolished and the consequent delay and expense to the settler will no longer have to be encountered.



MAP OF THE MUNICIPALITIES OF WALLACE, WOODWORTH, PIPESTONE & SIFTON.



KEY TO MAP

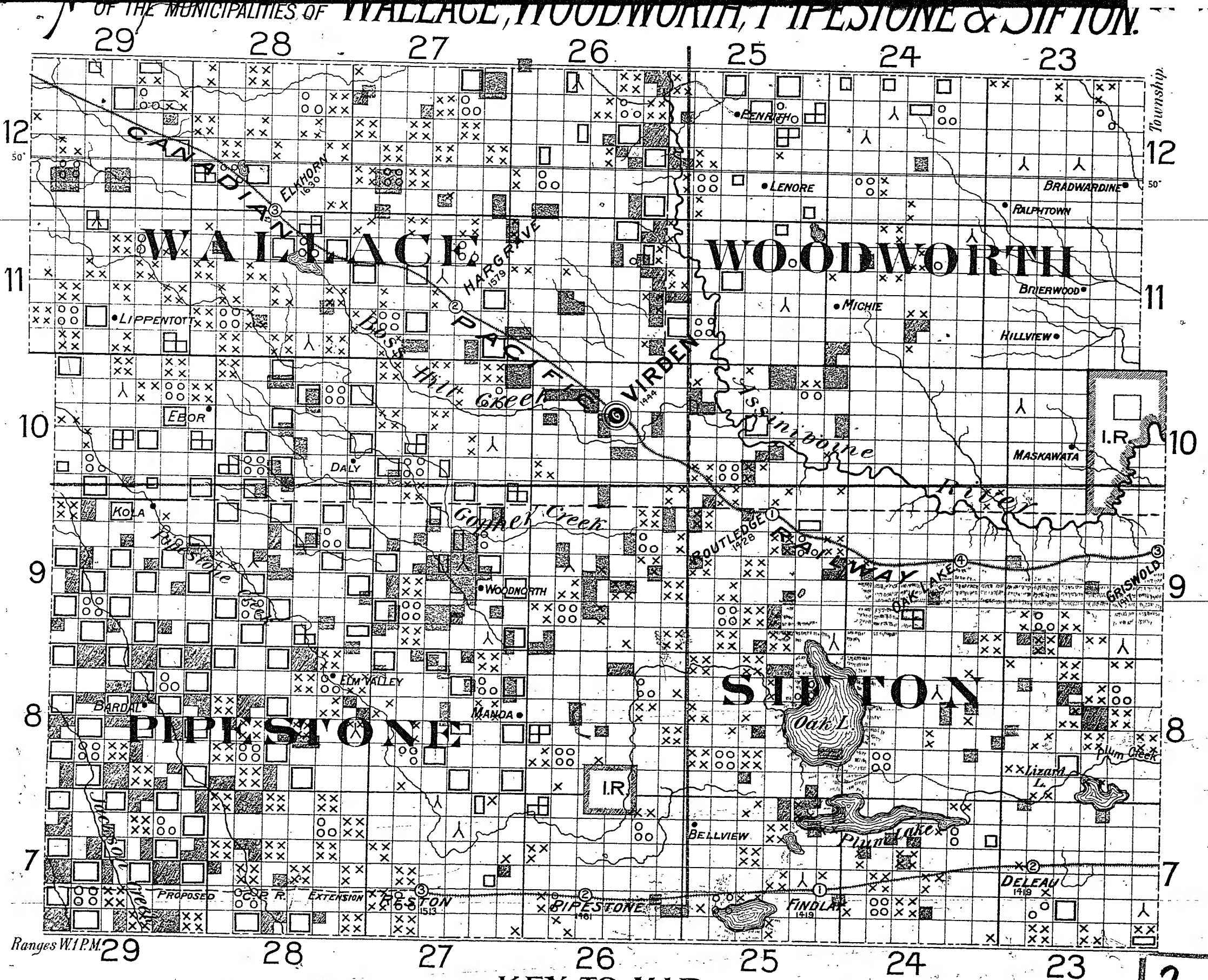
HOMESTEAD LANDS		SCHOOLS	
C. P. R. LANDS		POST OFFICES	

PAPER RULING,
BOOK BINDING,
COUNT BOOK MAKING.

S. & Co.

TREET.

WINNIPEG



KEY TO MAP

HOMESTEAD LANDS
C. P. R. LANDS
C. N. W. LANDS
HUDSON BAY LANDS
IMPROVED FARMS

X
□
○

SCHOOLS
POST OFFICES
FIGURE AT STATION,
INDICATES NUMBER OF ELEVATORS

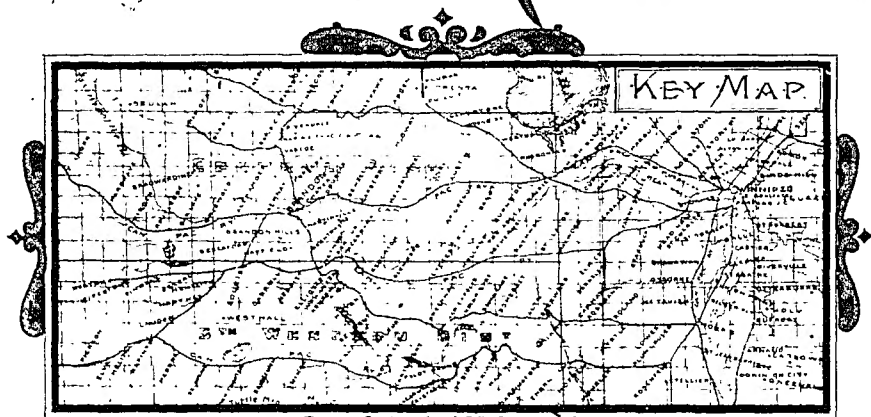
Delegates and others representing Actual Settlers will be shown these Lands free of cost by the Board of Trade.

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FOR FURTHER
INFORMATION

ABOUT THIS

DISTRICT



APPLY TO THE

Secretary
Treasurer
OF THE VIRDEN BOARD OF TRADE
VIRDEN, MAN.